

**Minutes of the October 14, 2010
HP/FH Committee Meeting
First Floor Meeting Room, Town Hall
9:00 a.m.**

Attendance

Present: Ellen Kosmer (EK); Claude Tellier (CT); Nancy Gregg (NG), Chair; Walter Wolnik (WW). Nate Malloy (NM) (Staff)

Actions:

Called to order at 10 am

September Minutes approved as amended.

CT/EK, 3-0-1 (WW abstained)

The HP/FH Committee supports creation of a Housing Production Plan, including comprehensive needs assessment and market analysis, housing rehabilitation, low income housing, workforce housing, housing the homeless, elderly housing.

WW/EK, unanimous.

The HP/FH Committee recommends that the Select Board support voting “No” on November’s Ballot Question 2.

WW/CT, unanimous.

Discussion:

Municipal Affordable Housing Trust: The Committee discussed creating a Housing Production Plan which would provide a baseline for making decisions about housing, starting with a housing needs assessment using 2010 Census data. CDBG funding could be sought to pay for a study (as it would be relevant to low and moderate income populations); an RFP would have to be prepared and a consultant hired. A motion to create a Housing Production Plan was unanimously supported.

Ideas for building support for a Housing Trust included comparing starting salaries for occupational categories like teacher, police officer, firefighter, university worker, dental hygienist to area wide median income. NG reported on the “Fostering Local Support for Affordable Housing” meeting sponsored by Mass. Housing Partnership she had attended. Other communities had had a “housing summit and spaghetti dinner”, and presented photographs of attractively rehabilitated local affordable housing.

Community Development Committee (CT): The Community Development Committee will begin the process of allocating 2011 block grant funds. A 2011 Community Development Strategy document has been prepared by staff. WW noted that something

like the Strategy could be taken from the reports that the future Master Plan Implementation Committee will be charged with producing. NM will speak to Jonathan Tucker about this.

40B ballot question: A motion was supported unanimously to recommend the Select Board support voting “No” on Ballot Question #2.

Zoning SubCommittee (WW): Half of the November Town Meeting Warrant is the proposed “Development Modifications” amendment to the Zoning Bylaw. Section 14.200 of the amendment provides incentives for affordable housing; a forthcoming Planning Board report will explain it in plainer language than that in the amendment.

Tasks:

Review for next meeting: The Affordable Housing Trust Guide and consider the composition of the Board on a local Housing Trust.

Next meetings:

November 18 at 9 am, First Floor Meeting Room
December 9 at 9 am, First Floor Meeting Room

Adjournment

Voted unanimously to adjourn at 11:13 a.m.

Submitted By

Walter Wolnik